

BUILDING 323 AND INFRASTRUCTURE ENHANCEMENTS
Project 640-385

PROJECT DESCRIPTION

SUMMARY: Design and provide professional architectural/engineering services to demolish Building 323 and other buildings that are seismically or functionally-deficient, totaling approximately 140K GSF of building area. The project will include a design of new outdoor recreation therapy facilities. Additionally, site restoration, construction of additional parking, road construction, site infrastructure improvements, and lighting will be required.

- A. PROJECT LOCATION:** VA Palo Alto Health Care System, Menlo Park Division (MPD), 795 Willow Road, Menlo Park
- B. PROJECT SCHEDULE:** Design project is scheduled to be awarded by September 30, 2012. Anticipated design schedule is approximately seven months.
- C. PROJECT BACKGROUND:** MPD operates approximately 1.1M square feet of building space on a 95 acre campus. This facility includes various health services, including inpatient and outpatient mental health, post-traumatic stress disorder, gero-psychiatric and extended care, substance abuse, physical therapy, and women's health. While recent construction includes the new Engineering and Warehouse facilities as well as a 120 bed Community Living Center, MPD has many buildings that are seismically or functionally deficient. Under this project, approximately 14 buildings (a total of 140K GSF, subject to confirmation) are targeted to be demolished, though this may be adjusted based requirements from the State Historic Preservation Office.
- D. PROJECT PROGRAM:** AE will design this project to include:
1. **Decommission and demolition:** approximately 14 structures, inclusive of Bldg 323 (80K GSF). This shall include the removal of equipment; building demolition; removal of all debris; disconnection, capping, and/or removal of utilities; building sites will be cleared, leveled, and prepared for landscaping, parking, roads, and/or new recreation facilities
 2. **Recreation therapy facilities:** Develop an overall plan and design of recreational facilities which would enable the rehabilitation and recreation of the veteran patients. This may include the following facilities: baseball field, soccer field, basketball courts, tennis courts, volleyball courts, jogging-walking trail/park courses, bathroom-shower-locker facilities, equipment storage, barbeque areas, etc. A "field house" facility, approximately 5K GSF of new construction, would be included and would contain restroom, showers, lockers, and storage.
 3. **Parking and roads:** AE will develop a long-term parking plan for the Project area and will consider prior studies and projected parking requirements, as well as extending Warehouse Road in order to access the recreation therapy facilities and extend the campus loop.
 4. **Landscape, Fencing, and Lighting:** The AE will develop (1) a cohesive, moderate landscaping plan that provides open space; (2) landscaped-lined streets, especially along existing streets in adjacent to the project site; (3) an appropriate fence to screen from neighboring properties and/or exposed utilities; (4) a landscaped plan which complements the existing facilities and promotes a well-balanced environment. Lighting standards shall be provided and/or upgraded as required on campus.
- E. OTHER PROJECT FACTORS:**
1. **Consultants required** for this project will include the following disciplines: civil, structural, geotechnical, landscaping, architecture, mechanical, electrical, plumbing, fire protection, signage, telecom, security, cost estimating, and environmental
 2. **AE services:** confirm the program and budget, detailed project programming with the users, conceptual design, schematic design, development design, final construction documents, meeting with applicable agencies, and construction administration
 3. **Planning factors:** AE may be required to meet with the State of California with regards to the SHPO requirements for this project, which may include making presentations and/or seeking approval as needed.
 4. **Utility Infrastructure:** AE will investigate and identify all physical structures and/or utilities that may need to be removed/relocated that would impact this project. Storm drains, run-off, and proper drainage should be investigated, evaluated, and designed accordingly.

5. **Hazardous Materials:** AE will survey the facilities and properties on and under this project and will develop a plan to remediate any hazardous materials, including lead paint and asbestos removal, as well as the possibility of removal of any hazardous materials in any demolished building, contaminated soil, and/or ground water contamination.
6. **Relevant Projects:** The AE shall review current and more recent planning efforts and projects that would impact this Project. These include, but are not limited, to projects such as:
 - a. Loop Road Phase 1 Project
 - b. Loop Road Phase 2 Project (incorporated into this project)
 - c. Loop Road Phase 3 Project
 - d. MPD Entry Road Master Plan study
 - e. "VAPAHCS MPD Facility Master Plan " - originally completed Dec 2006
 - f. New Menlo Park masterplan (effort underway)

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